



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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**October 8, 2004**

**MANCHESTER, NH ZONING BOARD OF ADJUSTMENT**

**Board Decisions from the October 7, 2004 Public Hearing and Business Meeting**

**PUBLIC HEARING**

1. Case # 157-ZO-04 – Robert Rosenthal (Owner) proposes to place an accessory structure (hot tub) in side yard and seeks a **variance** from Section 8.24 (A) 2 Accessory Structure of the Z.O., as per plans submitted August 18, 2004 at **141 Eastwind Dr. – Granted with stipulation that there be a 10' side yard.**
2. Case #158-ZO-04 – Sylvie Redburn (Owner) proposes to add a beauty salon to first floor; also maintain single-family home and seeks a **variance** from Sections 5.10 (H-6) 3 Beauty Shop, 6.07 lot area, frontage, width and side yard setback, 10.03 (B) number of parking spaces of the Z.O., as per plans submitted August 17, 2004 at **776 Chestnut St. – Granted with stipulation that there be one-chair.**
3. Case #159-ZO-04 – Ismet Divanefendic (Owner) proposes to maintain a 5' x 9' mud room displacing parking in front yard and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted August 13, 2004 at **217 Riverdale Ave. - Granted**
4. Case #160-ZO-04 – Andrew Mason (Owner) proposes to build a 12' x 16' one-story addition; also maintain an 8' x 10' shed and install an 18' pool in side yard and seeks a **variance** from Sections 6.07 rear yard setback and 8.24 (A) 2 Accessory Structures of the Z.O., as per plans submitted August 19, 2004 at **640 Wellington Hill Rd. - Granted**
5. Case #161-ZO-04 – Phillip Palker (Owner) proposes to build a 10' x 9 ½' open deck with hot tub and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted August 26, 2004 at **30 Meadow Glen Ave. – Granted**

6. Case #162-ZO-04 – Walter Eberhardt (Owner) proposes to expand site for 14 additional manufactured homes and seeks a **variance** from Sections 8.02 (B) 1 park area, 8.02 (B) 2 maximum density, 8.02 (B) 6 recreation areas & facilities, 8.02 (C) 2 minimum setbacks of the Z.O., as per plans submitted August 27, 2004 at **749 Corning Rd. – Granted with the condition that it is contingent upon acceptance by the Planning Board. Final plan should be submitted to the ZBA.**
7. Case #163-ZO-04 – Subsequent Application – to be addressed at the Business Meeting.
8. Case #164-ZO-04 – Adam Salem (Owner) proposes to build a 30' x 44' 3-story duplex with garage under and seeks a **variance** from height in stories and 10.09 (B) parking setbacks of the Z.O., as per plans submitted August 26, 2004 at **63 McQuesten St. – Withdrawn October 4, 2004.**
9. Case #165-ZO-04 – Robert Leuch (Agent) proposes to build a 17.10' x 17.33' addition for handicapped accessibility and seeks a **variance** from Section 6.07 street yard of the Z.O., as per plans submitted August 27, 2004 at **1168 Bridge St. - Granted**
10. Case #166-ZO-04 – Subsequent Application – to be addressed at the Business Meeting.
11. Case #167-ZO-04 – Elvedina Cosic (Owner) proposes to build an 18' x 30', 2-story addition to enlarge existing hair salon and grocery store and seeks a **variance** from Sections 11.04 (B) expansion, 6.07 street yard and 10.03 (B) number of parking spaces of the Z.O., as per plans submitted August 30, 2004 at **310 Maple St./383 Auburn St. - Granted**
12. Case #168-ZO-04 – Adam Salem (Owner) proposes to build a 30' x 40' 2-family, 3-story building with parking under and seeks a **variance** from Section 6.07 front yard setback and height in stories of the Z.O., as per plans submitted September 2, 2004 at **468 Wentworth St. - Denied**
13. Case #169-ZO-04 – Sandra Hill (Owner) proposes to build a 28' x 8' dormer and maintain an 8' x 14' open deck and seeks a **variance** from Section 6.07 rear yard of the Z.O., as per plans submitted August 31, 2004 at **59 Westland Ave. - Granted**
14. Case #170-ZO-04 – Susan Paradis (Owner) proposes to maintain a 29' x 26' foundation for a 2-stall garage with storage above and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted September 2, 2004 at **100 Hobart St. - Granted**
15. Case #171-ZO-04 – Edward Frechette (Owner) proposes to replace existing shed with new 12' x 12' shed and seeks a **variance** from Sections 8.24 (A) 2 & 3 Accessory Structures (2 counts) and 10.09 (B) parking setbacks of the Z.O., as per plans submitted September 8, 2004 at **5 Colby St. - Granted**

16. Case #172-ZO-04 – Daniel Larochelle (Owner) proposes to maintain detached (24' x 40') 2-story garage and seeks a **variance** from Section 8.24 (A) 3 Accessory Structures (height) of the Z.O., as per plans submitted September 7, 2004 at **294 Hoyt St. - Granted**
17. Case #173-ZO-04 – George Karoutsos (Owner) proposes to convert a commercial building into a single family home, merging lot with existing 3-family dwelling and seeks a **variance** from Section 5.08 multiple structures on lot, 10.09 (B) parking setbacks, 10.07 (D) parking maneuvering, 10.08 (C) driveway width, 10.08 (B) driveway location and 10.03 (D) accessible spaces of the Z.O., as per plans submitted September 10, 2004 at **395 & 407 Shasta St. – Section 10.08 (B) Driveway Location denied. All other aspects of the variance are Granted.**
18. Case #174-ZO-04 – David Still (agent) proposes to subdivide lot and build a commercial hangar/garage and seeks a **variance** from Section 6.07 minimum lot frontage and width of the Z.O., as per plans submitted September 15, 2004 at **Perimeter Rd.** (Map 721/Lot 17). **Granted**
19. Case #175-ZO-04 – Donald St. Pierre (Owner) proposes to build an open deck within the wetland setback and seeks a **variance** from Section 6.09 A Wetland Setback of the Z.O., as per plans submitted September 28, 2004 at **50 Lisa Lane. - Granted**

### **BUSINESS MEETING**

#### **Request for Rehearings:**

Case #139-ZO-04 – **56 Arah St.** (subdivide lot into two lots). **Denied**

Case #155-ZO-04 – **165 Fairmount Ave.** (subdivide lot into two lots) **Granted**

Case #177-O-04 – **192 Arah St.** (subdivide lot) **Granted**

#### **Subsequent Application:**

Case #163-ZO-04 – **374 Bridge St.** (maintain paved area for parking) **Tabled**

Case #166-ZO-04 – **398 Bridge St.** (maintain illegal third dwelling, deck & create three parking spaces) **Granted**

#### **Tabled from the September 2, 2004 Public Hearing:**

Case #129-ZO-04 – **262 Main St.** (convert beauty salon to sports memorabilia) – **Withdrawn 9-30-04**

Case #131-ZO-04 – **485 Elm St.** (increase auto display area) – **Postponed until the November meeting.**

Steven J. Freeman, Chairman